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Title of Document: Conservation Plan for the West Ocean View Neighborhood
Conservation Project

Prepared By: Norfolk Redevelopment and Housing Authority

Prepared For: NRHA and City of Norfolk

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Planning and Community Development.

**CONSERVATION PLAN
FOR
WEST OCEAN VIEW
NEIGHBORHOOD CONSERVATION
PROJECT**



**norfolk redevelopment
and housing authority**

September, 1981

CONSERVATION PLAN

WEST OCEAN VIEW NEIGHBORHOOD CONSERVATION PROJECT

Norfolk, Virginia

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A. Description of Project

1. Boundaries of the Conservation Project Area

Beginning at the point of intersection of the southern line of Government Avenue and the eastern line of Granby Street; thence northwardly along the eastern line of Granby Street until it intersects the southern line of Ocean View Avenue (U.S. 60); thence eastwardly along the southern line of Ocean View Avenue to a point approximately 90 ft. \pm west of the southwestern corner of Ocean View and Norfolk Avenue; thence northwardly, across Ocean View Avenue, approximately 80 ft. to a pin in the northern line of Ocean View Avenue; thence along the eastern line of property now or formerly owned by Joel B. Cooper, et al S $45^{\circ}55'W$ a distance of 710 ft. \pm to the mean low water line of Chesapeake Bay; thence westwardly along the mean low water line of Chesapeake to the western line of property known as the "Sarah Constant Shrine" and owned by the City of Norfolk, Virginia; thence southwardly along the western line of the "Sarah Constant Shrine" to a point in the northern line of Ocean View Avenue; thence westwardly along the northern line of Ocean View Avenue to the northeast corner of Ocean View Avenue and relocated 4th View Street; thence southwardly along the eastern line of 4th View Street to its intersection with the northern right-of-way line of U.S. Route I-64; thence southwardly along the northern right-of-way of I-64 to its intersection with the westwardly projection of the southern line of Government Avenue; thence eastwardly along the southern line of Government Avenue to the

eastern line of Tidewater Drive; thence southeastwardly along the eastern line of Tidewater Drive, crossing First View Street, to the point of intersection of the eastern line of Tidewater Drive and the eastern property line of property fronting on First View Street; thence northwardly along the eastern (rear) property line of the property fronting on First View (now or formerly 9430 through 9484 First View Street) crossing Cherry Street and Dupre Avenue to a point in the southern line of Government Avenue; thence eastwardly along the southern line of Government Avenue crossing Granby Street, to the point of beginning.

2. Description of Existing Conditions

The West Ocean View Conservation Project has the following general boundaries: bounded to the north by Chesapeake Bay, to the east by Granby Street, to the south by Government Avenue, and to the west by Interstate 64 and 4th View Street. The boundaries on the bay front include the Sarah Constant Shrine east to the community beach site. The Conservation Project is part of the larger West Ocean View neighborhood; (See boundary map located at Exhibit One); much of the information included in this section is based on statistics available on the entire neighborhood. Only housing conditions data has been isolated for the conservation project area.

The West Ocean View neighborhood presents some sharp contrasts: it has fulfilled a function as a seasonal resort area; it has been the traditional commercial center of Willoughby - Ocean View and in more recent years, it has filled a year-round residential function.

Existing land use patterns in West Ocean View reflect this neighborhood diversity. Along the bay, new motels and multi-family residences highlight the role West Ocean View has held as a family resort over the years. Within the conservation project boundaries are the beach frontage along the Amusement Park site, and the Sarah Constant Shrine Complex which is one of the most picturesque natural settings in Norfolk. The Amusement Park was once part of the resort concentration; the site has been acquired by the City and now represents a major development opportunity. Within the broader West Ocean View neighborhood

are the Ocean View Golf Course, Community Beach, and the Ocean View Community Center. The total amount of public open space is virtually unequalled in any other neighborhood in the City; much of this space serves the community as well as the neighborhood.

Commercial activities, while occupying a small percentage of the land area, have traditionally played an important role in the economic life of the neighborhood as well as the larger Willoughby - Ocean View Community. The new Ocean View shopping center represents a major commitment of public and private funds to upgrade convenience goods and services for the neighborhood, and to serve as a catalyst for future commercial development responsive to the resort nature of the area. Some commercial properties can also be found along Ocean View Avenue on First View Street.

Over 40% of the land area in West Ocean View is included in the recreational, institutional, cultural and commercial category. Approximately 20% of the land area includes streets, rights of way, sidewalks and vacant property. Residential uses in West Ocean View account for almost 40% of the land area.

The neighborhood and conservation project's housing stock is characterized by a wide range of building types and considerable variations in quality and age. About 40% of the housing stock was built prior to 1939, about 50% between 1940 and 1960, and only 10% since 1960. Housing quality ranges from structures that are well maintained and represent a substantial financial investment to those that are severely blighted and rehabilitation feasibility is questionable. Housing in the West Ocean View Conservation Project is a mixture of single, two, and multi-family structures with the multi-family residential predominant towards the southern boundary.

Much of this housing began as seasonal or resort housing and reflects this beach environment.

With its recreation amenities, new commercial development, and basically sound housing stock, the overall impression of the West Ocean View Conservation Project is one of stability, but there are now visible signs of deterioration. Physical conditions are declining. In addition, the quality of much of the recent multi-family residential development is functionally and aesthetically lacking; the absence of on-site open space, adequate offstreet parking, and landscaping contribute to this general impression of decline and neglect.

Building conditions within West Ocean View have been surveyed by Norfolk Redevelopment and Housing Authority staff. Each building from West Ocean View Avenue south to Maple Avenue and from Granby Street west in Interstate 64 was visually inspected to determine its exterior state of repair. The boundaries for the neighborhood conservation project were heavily influenced by the results of this study. A total of 544 residential structures were included in this windshield survey. The area from Government Avenue south to Maple Avenue between Granby Street and Interstate 64 contains 263 structures. 142 or 54% are owner occupied. 229 are considered in good condition and 34 are in need of rehabilitation. Of the 263 structures, 204 are single-family, 159, multi-family. In the area north of Government Avenue, the conservation project area, there is a total of 281 structures. Of the 281 structures, 178 are single-family and 103 are multi-family; 31% or 86, are owner occupied; 173 structures are considered

in good condition, 102 in need of rehabilitation, and 6 may prove infeasible for rehabilitation and require clearance. This area which contains the higher percentage amount of structures in need of repair has been designated as the neighborhood conservation project. An evaluation of the housing stock in the project area reveals that the housing quality is noticeably poorer towards the Chesapeake Bay. The area from D View Avenue to Balview Avenue, is particularly bad.

Approximately one out of three of the 281 structures within the project area are in need of repairs more substantial than would be involved in normal maintenance. This is a significant level of deterioration. For comparison, in the area south of Government Avenue, 14% of the structures show a similar need of repair. Approximately 40% of the structures in the project area were constructed forty or more years ago, and are now at an age when the need to repair and rehabilitate has become more acute. Roofs, gutters, downspouts, and exterior siding are in need of repair or replacement on many structures scattered throughout the project area. A significant number of structures are in need of repainting, have cracks in bearing walls, cracked or missing windows, ripped screens, and deteriorated door and window frames. Rehabilitation to upgrade plumbing, kitchen and bathroom facilities, insulation, and heating and air conditioning systems is needed especially in the older housing. In addition, the need for improved landscaping of yards and a clean up of trash is evident on some properties.

Publicly-owned property within the project areas also requires

increased maintenance. Streets, curbs, gutters and sidewalks, have begun to deteriorate; curbs and sidewalks particularly require repair and replacement. Other public-owned property has not received the upkeep it has required over the years. Increased maintenance of the public right-of-way would contribute to the overall effort to improve the neighborhood. Public landscaping, improved street lighting and development of new traffic patterns at Granby Street and Ocean View Avenue and West Ocean View Avenue and Fourth View Street are also needed.

Plan for Living Areas, Volume 3 Technical Supplement, City of Norfolk, Virginia prepared by the Department of City Planning in December, 1980, identifies other areas of concern. A neighborhood which has a higher concentration of households of a particular group than the City-wide proportion is said to be impacted. Based on the 1970 U.S. Census of Population and Housing and on low and moderate income household data, 1977, R. L. Polk Company Profiles of Change, West Ocean View is impacted with elderly and low and moderate income households. 1980 Polk Data indicates that this situation continues: 19.33% of heads of households are retired persons; the City-wide total is 18.76%, and that 42.52% is the estimated number of households in West Ocean View that qualify for selected federal programs as compared to 41.54% City-wide. Polk Data also reveal that the average household money income in West Ocean View decline from \$13,951 in 1978, to \$12,928 in 1980; during the same canvasses, household money income City-wide, increased from \$15,928 to \$16,374. The impactation of elderly and low and moderate income households and the decreasing

household income level have serious consequences fro the aging housing stock.

The project elderly cannot, because of fixed incomes and reduced physical mobility, maintain their residences as well as they would desire and consequently, their properties suffer. Inflation increases these adverse effects. People of low and moderate income who rent property in West Ocean View are not able to afford increased monthly rents; investors, knowing they cannot substantially increase rents, are less likely to make costly repairs to their buildings. This factor becomes very significant in the conservation project, where over 75% of the existing housing units are renter occupied.

Other statistics of significance are: 1) the number of occupied households which had a change in occupancy from the previous year: 68.40% of the households in West Ocean View had a change in occupancy: 36.43% had a change in occupancy City-wide according to 1980 Polk data. This indicates a highly transient residential population. 2) Total housing units vacant: 14.75% of the units were vacant in West Ocean View and 9.14% were vacant City-wide at the time of the 1980 Polk Canvass. This is indicative of the seasonal nature of part of the West Ocean View residential areas.

Another statistic, the percent of housing units which are occupied by owners is 22.61% in West Ocean View and 46.91% City-wide. Home ownership is generally an indicator of neighborhood stability. While there are numerous exceptions, homeowners have traditionally been more willing than outside investors to upgrade their properties. Over time the high percentage of investor owned properties and the

resultant lack of private investment in home improvements will impact the quality of the neighborhood.

In summary, the project area is made up principally of sound residential structures, a minority of which are deteriorating, and require a conservation program to preserve and protect their future. The project area is in need of a concentrated effort to revitalize and rehabilitate the deteriorating buildings, improve the public infrastructure to enhance the livability of the area, and to encourage private sector reinvestment and upgrading of commercial property. Through treatment of the existing properties which are deteriorated, the conservation project can both maintain its place as an attractive area in which to live and raise a family and realize its potential as a Chesapeake Bay resort/vacation area.

3. Plan Objectives

The major objectives and subobjectives of the West Ocean View Neighborhood Conservation Plan are:

1. revitalization of a residential area exhibiting signs of moderate deterioration
 - a) to create a residential environment capable of reversing the negative socio-economic trends which indicate neighborhood transition
 - b) to encourage higher quality residential development and maintenance of existing properties
2. preservation or rehabilitation of existing sound residential properties by bringing these properties up to the project area rehabilitation standards
 - a) to promote and encourage homeownership
 - b) to increase the availability of rental housing which meets the rehabilitation standards and remains at affordable market rental rates
3. construction of a series of public improvements which will enhance the livability of the area
 - a) to maintain and improve the condition of streets, curbs, gutters and sidewalks
 - b) to improve vehicular circulation
 - c) to improve the condition of street lighting and open spaces and make other public improvements as necessary
4. encourage private sector reinvestment and upgrading of commercial property in keeping with land uses and zoning objectives stated in the General Development Plan Vol. 2, West Ocean View
5. improve coordination of the development of the area between Sarah Constant Beach and Community Beach to realize the resort potential of this Chesapeake Bay Area and to protect the neighborhood environment

4. Relationship to Definite Local Objectives

The West Ocean View Neighborhood Conservation Plan provides for land reuses consistent with Norfolk's General Plan adopted in 1967. Plans for neighborhood conservation including improvements to public facilities are in keeping with proposals included in the documents in a General Development Plan for Willoughby Ocean View Volume 1, Overall Development Concept, April, 1978, and Volume 2, West Ocean View dated June, 1980.

Changes to the existing circulation system within the West Ocean View project area will be undertaken in close cooperation with local and state transportation officials and will be consistent with City transportation objectives as expressed in adopted transportation plans. Improvements to the public facility infrastructure will be accomplished within existing public rights of way or on land to be acquired to achieve project objectives.

B. Project Proposals

1. Land Acquisition

The Boundary and Land Acquisition Map, Exhibit One, identifies one real property to be acquired. This residential property located at 252 Balview Avenue is a vacant boarded up structure which appears to be infeasible for rehabilitation. Individual properties within the project boundaries will be acquired only as necessary to enforce compliance with the provisions of the West Ocean View Neighborhood Conservation Plan, Rehabilitation Standards included as Exhibit Three. Individuals, who own property which does not comply with rehabilitation and conservation standards, will be notified in writing of deficiencies and of the work needed to bring the property into compliance.

In the event that the owner of such property fails to bring his property into compliance with the approved Rehabilitation Standards within one year after receiving a written request to comply from the Norfolk Redevelopment and Housing Authority, then the Authority may take the necessary steps to acquire the property. Upon acquisition of such property, the Authority will either sell or lease the property at its fair value to be renovated in conformance with the Rehabilitation Standards and the objectives of the Neighborhood Conservation Plan, or demolish the structure or structures and dispose of land for redevelopment at its fair value for uses in accordance with the Conservation Plan if the structure or structures have deteriorated to a degree that rehabilitation is not physically or economically feasible.

Where property is acquired because of the failure of the owners to rehabilitate to project standards and resold to a private developer, the disposition documents will contain appropriate restrictions to insure that rehabilitation is completed and that property will be used in a manner which is consistent with the objectives of the plan. Such restrictions shall be imposed as covenants running with the land for a period of not less than forty years from the date of the approval of the plan by the Council of the City of Norfolk.

2. Rehabilitation and Conservation

All properties within the boundaries of the project area, See Exhibit One, are subject to the rehabilitation standards of the West Ocean View Rehabilitation Standards, Exhibit Three.

3. Public Improvements

Substantial public improvements need to be constructed within the project area to improve and strengthen the community infrastructure, including redesign of streets and roadways, new street lights, utility lines, roadway repairs, landscaping, and storm drainage facilities and for the amusement park site include appropriate pedestrian access ways, boardwalk extension opportunities and parking to serve the beach area. Funding constraints may limit the scope and/or timing of these improvements.

4. Design Review

To establish and maintain property values and to insure the aesthetic and functional coordination essential to carrying out the objectives of the Plan and to continuing the maintenance of the Project, developers who purchase property from Norfolk

Redevelopment and Housing Authority shall be required, as a condition precedent to their acquisition of project land, to agree to the review and approval of the detailed plans, final working drawings and specifications of all proposed improvements to such project land. Review and approval will be specifically concerned with but not limited to, site planning, architectural layout, materials of construction, landscaping, access, advertising and identification signs, streets and sidewalks. Such Authority approval shall not relieve developers of their obligation to comply with all applicable codes, ordinances or regulations issued by appropriate authority.

C. Land Use Plan

The West Ocean View Neighborhood Conservation Project Land Use Plan, is included as part of the plan at Exhibit 2. Permitted land uses are:

- Public facilities: including but not limited to street rights of way, parks, playgrounds, pedestrian ways and other similar uses which conform with the general residential nature of the project area.
- Residential: which includes properties rehabilitated in accordance with the West Ocean View Neighborhood Conservation Project Rehabilitation Standards and the Building Code of the City of Norfolk and developed to be compatible in scale and character with the existing dwelling units in the neighborhood.
- Institutional: to include churches, private schools, private clubs, and similar nonprofit institutional uses compatible with the surrounding neighborhood.
- Commercial: to include but not be limited to shops, stores, offices, and other business operations commonly associated with neighborhood commercial retail areas. Land so designated will be required to conform with applicable provisions of the adopted rehabilitation and conservation standards.
- Resort commercial: to include successful integration of commercial, office and residential into workable elements especially along the waterfront.

The Zoning Ordinance of the City of Norfolk will provide controls on development in areas where spot clearance is necessary or where existing vacant land is returned to productive use.

D. Other Provisions Necessary to Meet Federal, State and Local Requirements

1. Real Estate Acquisition and Relocation

In conducting required real estate acquisition and family and business relocation activities, the Authority will comply with applicable provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of the Commonwealth (Sec. 25-235 et. seq. of Code of Virginia, 1950) and of the United States (P.L. 91-646, 42 USCA 4601 et. seq.)

In the acquisition of real property in this West Ocean View Project the Authority will make a diligent effort to acquire property by negotiating the purchase at the approved acquisition price before instituting eminent domain proceedings against the property. In addition, the Authority will not require an owner to surrender the right to possession of his property until the Authority pays, or causes to be paid, to the owner or to the registry of the court in condemnation cases, the approved acquisition price, or the compensation awarded by Commissioners in eminent domain proceedings. The Authority will not require any person lawfully occupying property to surrender possession without at least 90 days written notice from the Authority of the date on which possession will be required.

The Authority will also administer the relocation program for all families and individuals affected by the acquisition of property by the Authority. No occupant will be required to move from the acquired property until such time as decent, safe, and sanitary living accommodations can be offered the occupant at

a rent or purchase price which is within his economic means. All occupants will be advised of all benefits to which they may be entitled. The relocation program will be administered without discrimination on the basis of race, creed, color or national origin, all as required by law.

2. Changes in Approved Plan

This plan may be amended, from time to time, after approval has been given by the Commissioners of the Norfolk Redevelopment and Housing Authority and the Council of the City of Norfolk. Any such plan amendment will be subject to review by the West Ocean View Project Area Committee and be discussed at a scheduled public hearing.

3. Lifespan of Project Activities

There is no stated length of time within which project activities will be completed. However, it is the intent of the Authority to proceed diligently to achieve completion of project activities and to attain the objectives of the plan.

The Authority will monitor project activities and concentrate efforts to complete activities within a reasonable time.

4. Environmental Impact Considerations

The City of Norfolk is undertaking an environmental review record for the West Ocean View Neighborhood Conservation Project. A Finding of No Significant Effect will be required for this project with respect to any federal financial assistance which may be made available for project activities when completed. The Environmental Review Record may be examined and copied during normal working hours in the Fiscal Division, City of Norfolk,

Room 807, East Wing, City Hall, Norfolk, Virginia 23501.

A public hearing will be conducted on the Conservation Plan at which time the public will be able to comment upon the preparation and contents of the Environmental Review Record Finding of No Significant Effect and any potential impacts associated with project actions. All interested parties will have an opportunity to comment on the Environmental Review Record prior to project execution. In the event that some activities are to be conducted within the project area before final environmental clearance is obtained, a special environmental assessment will be completed to determine the impact, if any, of these activities. In accordance with applicable regulations, these activities must be shown not to have an adverse environmental effect, not to limit choices among competing alternatives, and not to alter the premises upon which the environmental clearance will be based in any way which effects the validity of the conclusions reached.

5. Nondiscrimination Considerations

The Norfolk Redevelopment and Housing Authority pursues a policy of nondiscrimination with regard to race, color, creed, national origin, age, or sex in all aspects of its redevelopment and conservation programs. This policy is in compliance with applicable provisions of all civil rights, fair housing, and equal opportunity laws and regulations.

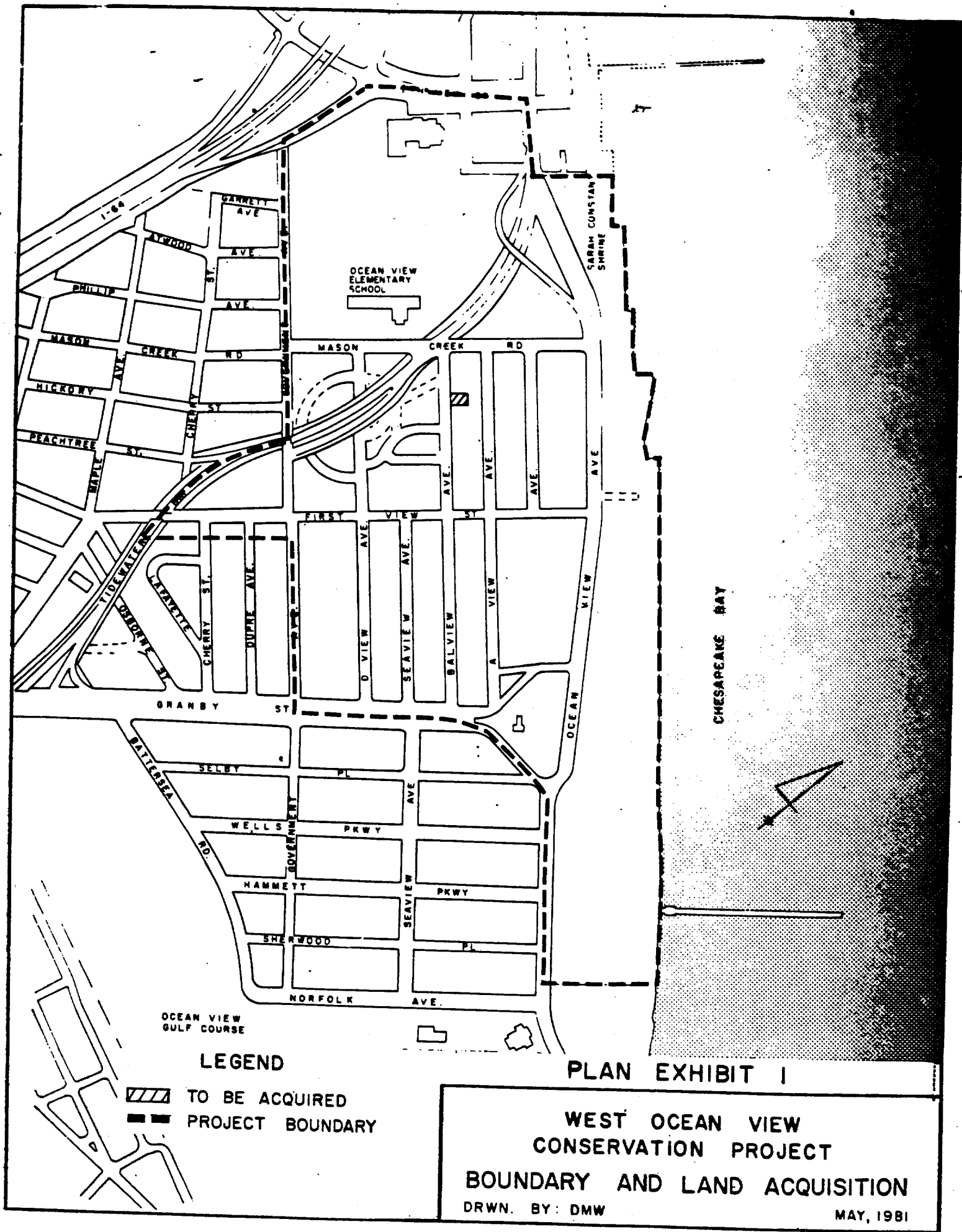
6. Citizen Participation Considerations

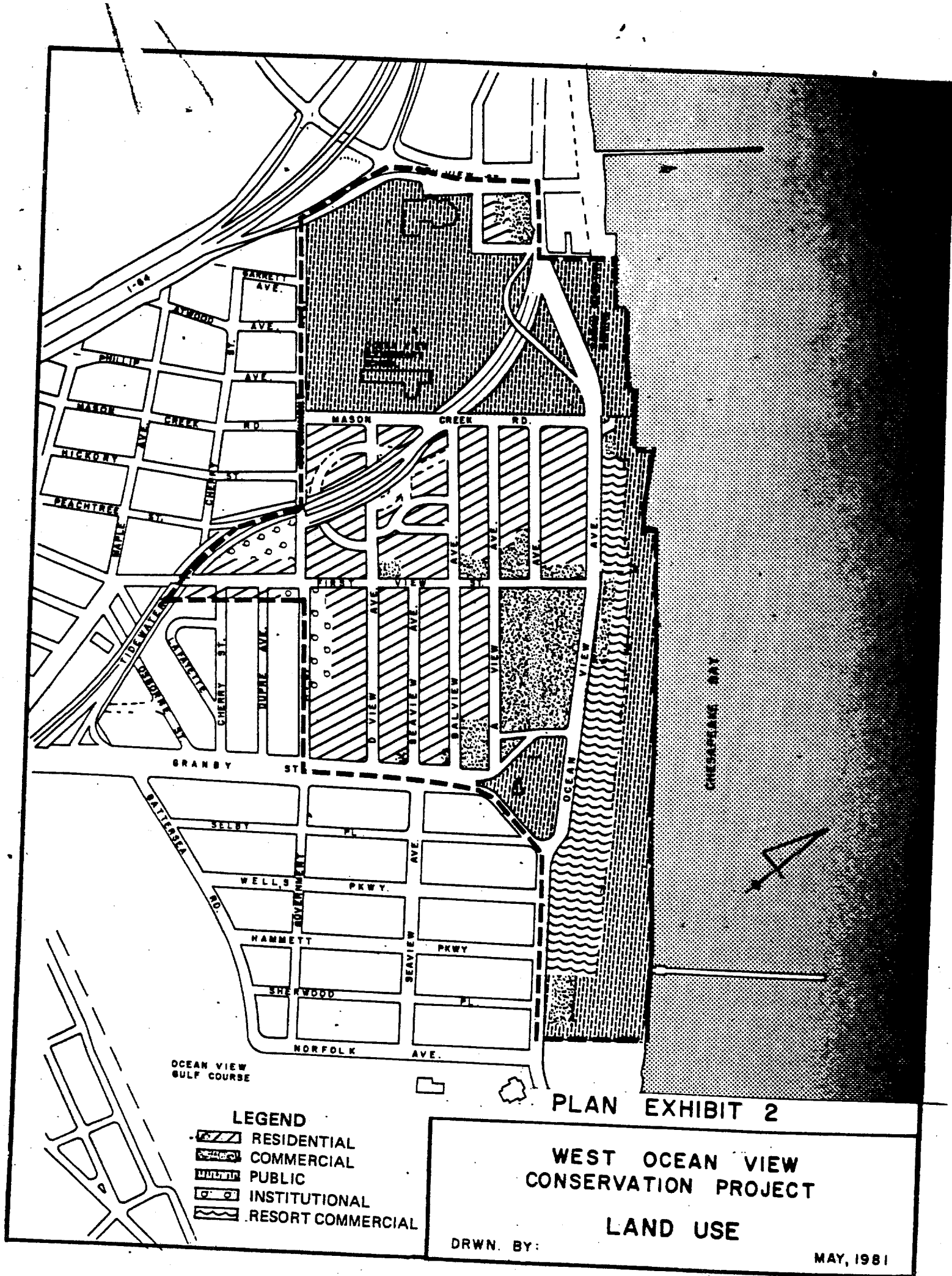
The Norfolk Redevelopment and Housing Authority pursues a policy of actively involving project area residents as well as other citizens and community groups in project planning and execution. Citizen involvement and participation in the West

Ocean View Neighborhood Conservation Project has been carried out on two levels. The Ocean View Coordinating Committee has played a key role in the planning and design of the General Development Plan for Willoughby-Ocean View. The Ocean View Coordinating Committee has also identified the critical need for benefits and protection offered by the conservation program and has taken an active role in facilitating the adoption of the conservation plan.

At a second level of citizen involvement, the project area committee composed of fifteen property owners in West Ocean View designated by the Ocean View Coordinating Committee has heard, reviewed, considered, and endorsed the neighborhood conservation plan as proposed for the project area. The staff of the Authority has thoroughly briefed the Project Area Committee on the mechanics of the conservation program process. The Committee, an area-wide group with representation from all sectors of West Ocean View, both homeowners, and investors, will be presented with a complete discussion of the conservation plan prior to the public hearing and subsequent approvals of the plan.

During the implementation of the Conservation Project, the Project Area Committee will be the liason between the Authority and the neighborhood. Norfolk Redevelopment and Housing Authority staff will keep the Committee informed of rehabilitation activities and project status. The Committee will advise Norfolk Redevelopment and Housing Authority of neighborhood concerns and help set financial priorities in the conservation area. It is anticipated that the Committee will meet on an as needed basis throughout the life of the project.





PLAN EXHIBIT THREE

PROPERTY REHABILITATION STANDARDS

FOR

WEST OCEAN VIEW

REHABILITATION STANDARDS

for

WEST OCEAN VIEW

Introductory Statement

These rehabilitation standards constitute the requirements for the spatial design and the level of alteration, rehabilitation, repair and maintenance of all properties located in the Conservation Project area. Initially, enforcement of these standards will be required by Norfolk Redevelopment and Housing Authority in order to achieve the objectives of the Conservation Plan, which seek prevention of deterioration and removal of blight by the improvement of neglected and deteriorated properties to maintenance levels which will assure market acceptance of the property.

Residential, commercial or other structures, whether occupied or vacant, shall be maintained in conformity with the provisions of these standards so as to preserve the desirable and economically viable character of the neighborhood.

All properties in the Conservation Project area shall comply with the standards set forth in all applicable statutes, codes and ordinances, as amended from time to time, relating to the use, maintenance, and facilities, including but not limited to the Uniform Statewide Building, Plumbing, Electrical, and Minimum Housing Codes as adopted by the City of Norfolk. These code standards are hereby incorporated by reference and made part of these property standards.

- R202 ACCESS
- R202-1 ACCESS TO THE BUILDING
- Walks and steps shall be provided as required for convenient all-weather access to the structure constructed so as to provide safety, reasonable durability and economy of maintenance.
- R202-2 ACCESS TO EACH DWELLING UNIT
- Access to each dwelling unit shall be provided without one's passing through any other dwelling unit.
- R203 METHOD OF DETERMINING NUMBER OF DWELLING UNITS
- R203-1 Each dwelling or portions thereof providing complete living facilities for one family shall be counted as a dwelling unit.
- R203-2 A group of adjacent rooms containing complete living facilities, such as an apartment of a janitor, caretaker or servant, shall be counted as a separate dwelling unit.
- R204 DILAPIDATED STRUCTURES
- R204-1 All dilapidated portions of existing properties or structures which are not economically repairable shall be removed.
- R205 MAINTENANCE
- R205-1 All structures and portions of structures and the component parts thereof shall be maintained in a clean and sanitary condition, reasonably free from

2. One member who shall be a resident of Norfolk, but not of the Conservation Project Area.
3. Three members nominated by the West Ocean View Project Area Committee.

The Board may permit postponing a final determination for a stated period of time (not exceeding two years) if it finds that strict compliance with the standards would be unreasonable, unusually difficult, impractical or would impose an unnecessary or disproportionate financial hardship on the owners; and the Board may also, in stated instances, permit variances in the standards or in the interpretation thereof when satisfied that such action would meet the spirit and intent of the Plan. In all cases, the good faith of the property owner shall serve as an important guide in deciding upon the course of action to be pursued.

R206-2

A variation to mandatory provisions contained herein may be permitted by the Conservation Project Review Board for specific cases when the variation attains the stated objectives contained herein, and when one or more of the following conditions justify the variation:

- a. Topography of the site is such that full compliance is impossible or impracticable.

b. Long established local practices and customs in the area assure continued market acceptance of the variation.

c. Design and planning of the specific property offers improved or compensating features providing equivalent desirability and utility.

R206-3 Variations shall be limited to specific cases and shall not be repetitive in nature or establish precedents for similar acceptance in other cases without prior approval of the variation.

SITE CRITERIA

R300 OBJECTIVE

The individual site under consideration shall be appropriate to the neighborhood in which it is located, and not have characteristics which will induce or perpetuate neighborhood blight or obsolescence.

R302 SITE IMPROVEMENTS

R302-1 The open space of each property shall provide for (a) the immediate diversion of water away from buildings and disposal from the lot, (b) prevention of soil saturation detrimental to structures and lot use, and (c) appropriate paved or all-weather walks, parking areas, driveways and exterior steps.

R303 BUILDING SITES

R303-1 Every building shall have yard space of such size and planned so as to permit convenient access for maintenance, adequate light and ventilation of rooms and spaces, and reasonable privacy.

R303-2 No existing main building shall be extended beyond the existing set back line of buildings on the same side of the street in the same block.

R303-3 Off-street parking areas and driveways must have an all-weather surface, properly maintained.

R304 FENCES OR SCREENING

R304-1 Fences, retaining walls, shrubbery, screens and other minor construction as appropriate shall be provided by the property owner where needed to handle excessive grade differences, to screen unsightly views, to provide suitable access and personal safety, and to protect property. Such appurtenances shall be maintained by the owner in a structurally sound, durable and safe condition.

R304-2 Fences shall conform or be made to conform to all codes and ordinances of the City of Norfolk; otherwise such fences shall be removed by the owner of the premises.

R305 SIGNS

R305-1 "For Rent", "For Sale" and similar advertising

signs shall not exceed 5 square feet in size and if exposed to the weather, shall be constructed of weather-resistant materials.

R306 COMMERCIAL PROPERTIES

R306-1 The exterior of all commercial properties shall be kept in good repair, painted, and shall not constitute a safety hazard or nuisance. In the event renovations or repairs become necessary, such repairs shall be made to conform to all applicable codes.

R306-2 All loading areas, automobile service stations, access to drive-in food establishments and similar areas shall be paved and kept in good repair.

R307 GARBAGE AND TRASH STORAGE

R307-1 No garbage, trash, waste or refuse receptacle shall be stored or kept where it can be observed from any street.

R307-2 Storage enclosures or facilities shall be reasonably compatible with existing structures, so as not to be unsightly, to provide suitable access and personal safety, and protect the property. They shall be maintained in a structurally sound, durable, safe and sightly condition.

R308 VEHICLES

R308-1 Any vehicle, including a trailer, which is without a currently valid license plate or plates and is

in a rusted, wrecked, discarded, dismantled, partly dismantled, inoperative, disused or abandoned condition, shall not be parked, stored or left in the open and must be removed to a completely enclosed location or from the property.

- R308-2 Under no circumstances shall a vehicle be parked in a front yard (a front yard being an open, landscaped or soft area, as opposed to a hard surfaced parking area located in front of a building.)

HOUSING STANDARDS

R400 OBJECTIVE

- R400-1 To provide physical standards for safe, healthful, sanitary, and convenient dwelling units suitable to the kind and quality of housing in the Conservation Project Area.

R400-2 SPACE STANDARDS

To provide space standards that will prevent overcrowding and to assure a reasonable quality of life for the inhabitants of all dwelling units.

- R400-3 To establish reasonable standards of light and ventilation, of doorways and staircases, and of entrance hallways and corridors.

R401 GENERAL

- R401-1 Dimensions for interior spaces are based upon measurements taken between finished floor, wall, ceiling or partition surfaces.

- R401-1.1 The area occupied by a stair or by closets shall not be included in the determination of required room area.
- R401-1.2 Habitable rooms in basements or below grade intended for year-round occupancy shall comply with the same building planning standards as rooms above grade.
- R401-1.3 All floors and walls shall be maintained in a safe and sanitary condition, and walls and ceilings shall be maintained so as to be free from wide cracks, breaks or loose plaster.
- R401-2 MINIMUM ROOM SIZES AND ALLOWABLE ROOM COUNT
- R401-2.1 Room sizes shown below shall be the minimum permitted for any remodeling of existing spaces or for the construction of any new rooms. Unremodeled existing rooms where considered adequate in size and arrangement for the intended function by the administering agency may be accepted if not more than 10 per cent smaller than the minimums given in the following schedule:

NOTES

(1) Abbreviations

DU - Dwelling Unit	K'ette - Kitchenette
LR - Living Room	BR - Bedroom
DR - Dining Room	OHR - Other Habitable Room
DA - Dining Area	NP - Not Permitted
K - Kitchen	

- (2) Minor variations to these areas may be permitted when existing partitions preclude compliance.
- (3) Minor variations to these dimensions may be permitted when existing partitions preclude compliance.

- (4) Clear passage space.
- (5) Permitted in DU of 0-BR or 1-BR only. Where the area of kitchenette is less than 40 sq. ft., no room count shall be allowed. No kitchenette shall be less than 20 sq. ft.
- (6) The combining of kitchen or kitchenette with a bedroom in a single room shall not be permitted. The designation of K in combination with other spaces may be considered either as a kitchen or kitchenette.
- (7) Permitted only in dwelling unit having no separate bedroom.
- (8) Least dimension of appropriate room function applies.

SCHEDULE

Name of Space (1)	Room Count	Minimum Area		Least Dimension (3)
		1 & 2 BR DU	(Sq. Ft.) 3 or more BR DU	
LR	1	140	150	10' - 0"
DR	1	80	100	7' - 8"
K	1	50	60	3' - 0" (4)
K'ette (5)	1½	40	NP	3' - 4"
BR	1	70	70	7' - 0"
Total BR	--	1 BR, 100	3 BR, 240	1st BR of each DU 8' - 0"
	--	2 BR, 170	4 BR, 340	7' - 0"
OHR	1	70	70	(8)
LR-DA	1½	160	180	(8)
LR-DR	2	200	220	(8)
LR-DA-K	2	210	240	(8)
K-DA (7)	1½	80	100	(8)
K-DR (7)	2	120	140	(8)
K'ette-DA (7)	1	60	80	(8)
LR-DA-BR (8)	2	220	---	(8)
LR-BR (8)	1½	190	---	(8)

R401-3 DWELLING UNITS

- R401-3.1 A Dwelling unit is a group of contiguous rooms containing living facilities consisting of separate cooking, sanitation and sleeping accommodations.
- R401-3.2 At least one complete bath facility as described in Section 401-7.1 shall be provided for each six persons or less residing in a dwelling or dwelling unit, except

that a single tub or shower shall suffice for not more than 8 persons. Occupancy shall not exceed these limitations.

R401-3.3 Each dwelling unit shall contain suitable sleeping accommodations of such size and dimensions as to permit reasonable placement of furniture, allowing adequate passage space to doors, closets, windows, public halls, fire escapes or sanitary facilities where applicable.

R401-3.4 The term rooming house is hereby defined as a single-family dwelling in which three or more sleeping rooms without cooking facilities are let by a resident householder. In such rooming houses every three sleeping rooms so let, or each five persons or less, shall be provided with complete bathing and sanitary facilities.

R401-3.5 Access to each room for let located in a rooming house shall be from a public space, without passage through another habitable room, sleeping unit or toilet space. Exterior doors to each dwelling unit shall have locks in workable condition provided with keys.

R401-4 CEILING HEIGHTS

The ceiling heights for habitable rooms, bathrooms and halls shall be as follows:

R401-4.1 At least one-half of the floor area of every habitable room, including those in basements, shall have a ceiling height of at least 7½ feet; and the floor area of

that part of any room where the ceiling height is less than 5 feet shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.

R401-5 ROOM ARRANGEMENTS

R401-5.1 Access to all rooms within a dwelling unit shall be possible without passage through a public hall.

R401-5.2 Every water closet, bathtub or shower of a dwelling unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.

R401-5.3 A bathroom location is not acceptable if it is used as a passageway to a habitable room, hall, basement or to the exterior. Also, the only access to a single bathroom is not acceptable through a bedroom in dwelling units having more than one bedroom, unless the bathroom is between the bedrooms of a 2 bedroom dwelling unit.

R401-5.4 A bedroom shall not be used as the only means of access to another bedroom or habitable room.

R401-6 KITCHEN FACILITIES

R401-6.1 Each dwelling unit shall have a specific kitchen area which contains a sink with counter work space, hot and cold running water, adequate space for installing a cooking range and refrigerator, and storage for cooking utensils.

R401-6.2 Minimum areas and dimensions of kitchen storage space shall be as follows:

- a. Total shelving in wall and base cabinets - 30 sq. ft. Useable storage shelving in cooking range or under sink may be counted in the total shelving needed.
- b. Drawer space - 5 sq. ft.
- c. Counter work area - 5 sq. ft.

R401-7 BATH FACILITIES

R401-7.1 Complete bathing and sanitary facilities shall be provided within each dwelling unit consisting of a water closet, a tub or shower, and a lavatory. An adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures shall be provided. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. Bathtub shall be not less than 4 ft. 6 in. long, and if square, have a 4 ft. minimum. Shower, if provided, should have a least dimension of 30 inches.

R401-7.2 Every non-residential building regularly used or occupied shall be provided with toilet and lavatory facilities as further provided in this section, except that small buildings not over 150 square feet in floor area for shelter in connection with the operation of parking lots, storage lots, watchman stations or similar uses shall not be required to have such facilities if they are otherwise conveniently available to workers using such buildings and are used at all times.

R401-8 LAUNDRY FACILITIES

Space shall be provided for laundry trays or a washing machine. Both hot and cold water adequate for the operation of a washing machine shall be made available in this space. The installed laundry equipment shall have acceptable drainage facilities and be in either of the following locations:

- a. Within each dwelling unit having two or more bedrooms, and located in the kitchen or other suitable service space.
- b. In basement, cellar or other suitable public space within the building for the use of all occupants.

R401-9 CLOSETS

R401-9.1 Clothes closet space shall be provided within each dwelling unit on the basis of 12 sq. ft. for the first BR plus 6 sq. ft. for each additional BR. The space provided should be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly off a hall, living room or dining room. None of the minimum clothes closet space shall be located within the kitchen.

R401-9.2 Where separate closets for each existing bedroom are not possible, a closet elsewhere within the dwelling unit may be acceptable provided the minimum area is obtained and is reasonably accessible to the bedroom.

R401-9.3 Clothes closets shall have a shelf and rod.

R401-10 GENERAL STORAGE

R401-10.1 Each dwelling unit in a multi-family structure shall have a designated closet or other suitable space within the unit or locked space elsewhere within the building or other structure on the property, conveniently accessible, for general storage. The minimum volume of general storage space for each dwelling unit shall be 100 cu. ft. and shall be increased by 25 cu. ft. for each additional bedroom over two.

R402 LIGHT AND VENTILATION

R402-1 HABITABLE ROOMS

R402-1.1 All habitable rooms, except kitchens, shall have natural light provided by means of windows, glazed doors, or skylights. A glass area of at least 10 per cent of the floor area shall be provided for new or remodeled rooms or other spaces. Existing rooms shall have a glass area not appreciably below a total of 10 per cent of the floor area. Covered light shafts or open shafts or less than 50 sq. ft. in area are not acceptable ventilation to bedrooms or living rooms.

R402-1.2 An acceptable means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchen a mechanical ventilation system may be substituted. A ventilation area of 4 per cent of the floor area of the space shall be provided.

R402-1.3 An interior room not having its own source of natural light and ventilation is acceptable only where the room is adjacent to an outside room which has adequate natural light and ventilation, calculated on the basis of the combined floor area of the two rooms, and where the separating wall between the two rooms has a clear horizontal opening approximately 6 feet wide. The interior room shall not be a bedroom.

R402-2 KITCHENS

R402-2.1 Artificial light shall be provided and distributed so as to give illumination throughout.

R402-2.2 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 3 square feet, or by mechanical ventilation. Where a kitchen is not separated from the living room by partitions and door, mechanical ventilation shall be required for the kitchen.

R402-3 BATHROOMS AND TOILET COMPARTMENTS

R402-3.1 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than $1\frac{1}{2}$ square feet, or by mechanical ventilation, or by gravity-type ventilation equipped with a wind-driven roof ventilator above the roof level.

R402-4 PUBLIC SPACES

R402-4.1 GENERAL

Adequate artificial light shall be provided for all public spaces.

R402-4.2 Public Entrance Spaces to Building

- a. All public entrance spaces should have natural light provided by window, doorway or equivalent glass area of at least 10 per cent of the floor area.
- b. Either natural ventilation of at least 4 per cent of floor area or mechanical ventilation should be provided.

R402-4.3 Public Hallways and Stairways

- a. Public hallways and unenclosed stairways shall be provided with either natural ventilation (at least 4 per cent of floor area) or mechanical ventilation.
- b. Where dependence is placed upon natural light for daytime use of hallways or unenclosed stairways, windows, skylights or the equivalent shall be provided containing at least 10 square feet of glass area, or its equivalent, for each floor so served.

R402-5 HABITABLE ROOMS OF DWELLING UNITS BELOW GRADE

- R402-5.1 For habitable rooms below grade, the depth of the finished floor below its adjacent outside grade level shall not exceed 4 feet - 0 inches. Natural light and ventilation standards for habitable rooms above grade shall apply.

R402-6 VENTILATION OF UTILITY SPACES

- R402-6.1 Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated

to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

R402-7 VENTILATION OF STRUCTURAL SPACES

R402-7.1 Natural ventilation of spaces such as attics and crawl spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics.

R402-7.2 All exterior ventilation openings shall be effectively and appropriately screened where considered needed by the inspecting authority.

R402-8 MECHANICAL VENTILATION SYSTEMS

R402-8.1 Mechanical ventilation systems shall have a capacity of at least 60 cubic feet per minute.

R403 DOORS AND ACCESS OPENINGS

R403-1 EXTERIOR DOORS

R403-1.1 Existing doors in sound condition should approximate in size the following, and the minimum size of new doors installed in new openings shall be:

	Existing	New
a. Main entrance door	3'0" x 6'6"	3'0" x 6'8"
b. Service doors	2'6" x 6'6"	2'6" x 6'8"

R403-1.2 Where new doors are installed in acceptable existing door openings, the doors should approximate the sizes given above.

R403-1.3 Exterior doors or doors opening into public spaces have safe locks with keys provided.

R403-2 INTERIOR DOORS

R403-2.1 Existing doors in sound condition shall approximate in size the following, and minimum size of new doors installed in new openings shall be:

- a. Habitable rooms, 2' - 6" wide.
- b. Bathrooms, toilet compartments and closets other than linen and broom, 2' - 0" wide.
- c. Service stair doors, 2' - 6" wide.
- d. Cased openings, 2' - 6" wide.
- e. To public stairway enclosures, single door, 2' - 4" wide, each half.
- f. Height of existing doors, 6' - 6" minimum.

Height of new doors in new openings, 6' - 8".

R403-2.2 Where new doors are installed in acceptable existing openings, the doors should approximate the sizes given above.

R403-2.3 All door hardware shall be maintained in good operating condition.

R404 WINDOWS

R404-1 All windows must be tight fitting, have sashes of proper size and conform to existing design. Rotted wood, broken joints or loose mullions shall be replaced.

R404-2 All cracked or broken glass must be replaced in accordance with the City Building Codes.

R405 STAIRWAYS

R405-1 All stairways shall provide safety of ascent and

descent, and an arrangement of stairs and landings which have adequate headroom and space for the passage of furniture and equipment.

- R405-1.1 Stairways shall not be dangerous or to any substantial extent below minimum standards as to rise and run of steps, headroom, obstructions, stair width, landings or railing protection, and shall be maintained in a good state of repair.

R406 HALLWAYS

R406-1 GENERAL

- R406-1.1 Hallways shall provide adequate, safe and unobstructed exits from dwelling units.

R407 MIXED RESIDENTIAL AND NON-RESIDENTIAL USES

- R407-1 Any non-residential use of residential property shall be subordinate to its residential use and character.

- R407-2 The non-residential use shall be limited to the ground floor except for storage directly associated with the operation of the non-residential uses.

- R407-3 No non-residential use shall be permitted within the same structure as a residential use where the non-residential use involves excessive noise, noxious or disagreeable odors or to otherwise adversely affect the surrounding neighborhood.

FIRE PROTECTION

R500 OBJECTIVE

R500-1 To assure a high degree of safety to life and property preservation for the dwelling by the separation of dwelling units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed spaces within the building, and by providing exits which will permit persons to leave the building with safety.

R501 GENERAL

R501-1 The properties within the Conservation Project Area shall be brought into conformity with the applicable fire prevention code of the City of Norfolk and shall comply with the additional requirements set out in these standards.

R502 EXITS

R502-1 Each one or two family dwelling and each dwelling unit in multi-family properties shall have at least one exit which is a doorway, protected passageway or stairway, providing unobstructed travel directly to the outside of the building at street or grade level. In addition, there shall be a suitable and separate secondary exit from each dwelling unit by means of a doorway, stairway, protected passageway

or openable window. In buildings three or more stories above grade the secondary exit from the third story, or from any additional stories, shall be by stairway, fire escape or horizontal passageway providing a safe path of escape in case of emergency.

R502-2 Access to either required exit shall not necessitate passage through another dwelling unit, nor shall either exit be subject to locking by any device which would impede or prohibit ready egress.

R502-3 In three or more story structures containing a total of more than eight dwelling units, one interior stairway of combustible materials is acceptable only where enclosed within walls providing not less than one-hour fire resistance rating.

R502-4 If one family is occupying the first and second story of a structure and another family is occupying the third or additional stories, a second separate exit is required.

R502-5 When the secondary exit is by means of an openable window, the opening shall be at least 5 square feet in area with a minimum dimension of 20 inches. The bottom of the opening, or sill height, shall not be more than 3 feet, 6 inches above the floor. Where storm windows, screens or burglar guards are used, these shall be readily openable from the inside.

two-hour fire resistance rating. Other vertical openings requiring enclosure shall be of materials and fire resistance rating appropriate to provide adequate fire safety.

R503-4.2 For properties containing more than four dwelling units, stairways from the first floor, leading to below-grade open space of rooms containing heating equipment, shall be enclosed with partitions providing at least a one-hour fire resistance rating. This enclosure shall include all space beneath the stair. A self-closing door shall be provided at the bottom of the stairway conforming to Underwriters' Laboratories, Inc., Class C classification.

R504 EXTERIOR FIRE PROTECTION

R504-1 EXTERIOR STAIRWAYS

R504-1.1 An exterior stairway conforming to the design requirements of interior stairways may be acceptable as a required exit. See R405.

R504-1.2 Where an exterior stairway is used in place of a required interior stairway, or with buildings three or more stories above grade, it shall be self-supporting and constructed of non-combustible materials.

R504-2 ROOF COVERING

R504-2.1 In buildings of from one through four dwelling units existing roof covering or new roof covering contemplated shall provide a fire retardance equivalent to

a Class-C roof according to the classification given by the Underwriters' Laboratories, Inc.

R504-2.2 In buildings of more than four dwelling units existing roof coverings or new roof coverings contemplated shall provide a fire retardance equivalent to a Class-C roof according to classification of U. L. except for the following additional provision; where the roof area of property is greater than 4,000 square feet, or is without separation from adjacent properties by an adequate distance or by a continuous parapet wall, the requirements of Class A or Class B roofing of U. L., shall apply.

WORKMANSHIP AND MATERIALS

R601 All rehabilitation work shall be done in compliance with these standards and with all applicable codes of the City of Norfolk, and shall be performed in a good and workmanlike manner. All materials used shall be of a quality suitable for the purpose, equal to that normally used by a good mechanic to accomplish the required result, and produce an appearance that will be attractive to public view.

CONSTRUCTION

R700 OBJECTIVE

R700-1 To assure that the construction of the dwelling will provide (a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay,

insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance and (e) acceptable quality of workmanship.

R700-2 PROTECTION FROM RODENTS, TERMITES OR OTHER INFESTATION

R700-2.1 PREVENTIVE MEASURES

- a. Windows or other openings near grade to have snugfitting screens;
- b. Exterior doors to fit tightly and be flashed at sill;
- c. Openings of pipes or ducts through floors or walls to have tight fitting collars;
- d. Cracks and crevices in foundation and above ground walls effectively sealed by pointing with mortar, and holes filled with materials appropriate to adjacent work;
- e. Provision of curtain wall below grade and supplementary to the foundations;
- f. Locating sidewalks, driveways, or other impervious horizontal surfaces flush against the foundation;
- g. Cracked or broken shingles or decayed wood surfaces shall be replaced and joints caulked;
- h. Appropriate soil poisoning treatment adjacent to foundations and within hollow masonry foundations, and treatment of soil in enclosed spaces;

- i. Comply with precautions or corrective actions recommended by bonded exterminators.

R701 EXTERIOR CONSTRUCTION AND FINISH

R701-1 WALLS

R701-1.1 Exterior walls shall provide safe and adequate support for all loads upon them. Serious defects shall be repaired and cracks effectively sealed. Bulging of exterior walls shall be corrected without the use of supports or braces. Masonry walls, either solid or veneer, shall prevent the entrance of water or excessive moisture.

R701-1.2 All cornices, entablatures, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. The owner of any buildings over three stories or 35 feet in height having such decorative features shall submit to the Building Inspector within one year from the adoption of these Standards and every three years thereafter a report bearing the registered professional Engineer's Seal as to the condition and safety of such cornices, entablatures, belt courses, corbels, terra cotta trim, wall facings, and similar decorative features.

R701-1.3 All exterior exposed surfaces not inherently resistant to deterioration shall be repaired, coated or sealed

to protect them from deterioration or weathering. Flaking paint shall be removed and proper protective coating applied. No installation of asphalt or asbestos shingles (siding) will be permitted other than as repair to existing siding of the same material.

R702

ROOFS

R702-1 All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces which will prevent the entrance of moisture into the structure and provide reasonable durability.

R702-1.1 A weatherproof roof shall be maintained and all rainwater conveyed therefrom in such a manner as to prevent wet walls and not create a nuisance to others.

R703

WINDOWS, DOORS AND OTHER OPENINGS

R703-1 Existing windows and doors, including hardware, shall operate satisfactorily and give evidence of continuing acceptable services. Trim, sashes or doors needing restoration should be guided by the following:

1. Repair, if work can be done in place.
2. Replace, if the entire component needs to be removed in order to restore.
3. Refinish, if only the surface needs work in order to restore to new condition.

R703-2

Existing screens and storm sashes, where provided, shall be in suitable condition to serve the intended purposes.

- R704 CHIMNEYS AND VENTS
- R704-1 Chimneys and vents shall be structurally safe, durable, smoke-tight and capable of withstanding the action of flue gases.
- R705 FLOORS
- R705-1 All sagging exterior floors and stairs must be repaired. If bracing is used, it must be esthetically appealing. Floors must be sealed so as to prevent adequate resistance to weathering.
- R706 FLASHING, GUTTERS AND DOWNSPOUTS
- R706-1 All critical joints in exterior roof and wall construction shall be protected by suitable flashing material to prevent the entrance of water.
- R706-2 All gutter and downspouts must be securely fastened and free from rust and holes.
- R706-3 Each dwelling shall include in its method of disposal of water from roofs a way to divert water from the structure by splashblocks or other means if necessary.
- R706-4 Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away from basement walls.
- R707 INTERIOR CONSTRUCTION AND FINISH
- R707-1 WALLS AND CEILINGS
- R707-1.1 Walls and ceilings shall be maintained in a safe and sanitary condition and shall be free from wide

cracks, breaks or loose plaster. A protective and finish coating shall be provided.

R707-1.2 All basement walls must be coated so as to remain dry at all times.

R708 FLOORS

R708-1 All floor construction components shall provide safe and adequate support for all intended or likely loads and shall eliminate objectionable vibration.

R708-2 Finished floors in habitable rooms should be of wood flooring or a resilient tile or sheet material. Carpeting over a suitable underlayment is acceptable.

R708-3 In hallways wood, a resilient floor or carpeting are appropriate finished flooring materials.

R708-4 Kitchen, toilet, or bathroom floors in dwelling units shall be constructed of material impervious to water. If constructed of wood, they shall be covered with fitted linoleum or treated so as to make floor surface reasonably impervious to water.

R708-5 Basement floors shall be of brick or concrete and provide proper drainage to prevent back-flooding.

MECHANICAL EQUIPMENT

R800 OBJECTIVE

R800-1 To provide mechanical equipment for the building and its dwelling units that will appropriately meet the needs of the intended occupants and be of a quality and condition which will assure (a) safety of operation, (b) adequate capacity for its

intended use, (c) protection from moisture, corrosion or other destructive elements, (d) reasonable quietness of operation, and (e) reasonable durability and economy of maintenance.

R801 GENERAL

R801-1 For mechanical equipment see R201 Service and Facilities.

R802 HEATING

R802-1 Every dwelling unit shall have heating facilities which are capable of heating 80% of all habitable rooms, bathrooms and water-closets to 70° at a height of 3 feet above floor level with an outside temperature of 15° F, and said heating facilities shall be capable of heating all other rooms to 65° at a height of 3 feet above floor level with an outside temperature of 15° F.

R802-2 Where space heaters are the sole source of heat, a sufficient number of heaters shall be provided to accomplish the objective. As a guide, the maximum distance between the space heater and the center of any room to be heated should not exceed 18 feet, or extend through more than one intervening doorway.

R803 DOMESTIC WATER HEATING STORAGE

R803-1 CAPACITIES

Each building, or dwelling unit within a building, shall have domestic water heating and storage

equipment in serviceable condition supplying hot water in quantities equivalent to the table below:

Number Dwelling Units Served	Storage Capacity in Gallons	Heating Capacity Gal. per hr. 100° F Rise
1	20	20
2	30	30
3	40	35
4	50	40
5	60	45
6	70	50
7	80	55
8	90	65
9	100	70
10	110	80
11	120	95

Where replacement is needed, water heating equipment should be automatic. Where electric water heaters are used, appropriate additional storage capacity shall be provided to compensate for low heating capacity.

R803-2 CAPACITIES-TANKLESS TYPE

R803-2.1 Instantaneous water heaters rated in gallons per minute-100°R. Rise shall be at least equivalent to the following:

1 Dwelling Unit Served	2.75 G.P.M.
2 " Units "	5.00 G.P.M.
3 " " "	7.75 G.P.M.
4 " " "	10.00 G.P.M.

5	"	"	"	12.75 G.P.M.
6	"	"	"	15.00 G.P.M.
7	"	"	"	17.75 G.P.M.
8	"	"	"	20.00 G.P.M.
9	"	"	"	22.75 G.P.M.
10	"	"	"	25.00 G.P.M.
11	"	"	"	27.75 G.P.M.

R803-3 VENTING

R803-3.1 All fuel-burning water heaters shall be connected to a vent leading to the exterior.

R804 PLUMBING

R804-1 GENERAL

R804-1.1 The plumbing system and its appurtenances for each dwelling shall provide satisfactory water supply, drainage, venting and operation of fixtures.

R804-2 REQUIRED FIXTURES

For required plumbing fixtures see R401-5 through 8.

R804-3 CONDITION OF EXISTING PLUMBING

R804-3.1 Plumbing systems, including building sewers, shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supply piping or back-siphonage between fixtures.

R805 ELECTRICAL

R805-1 GENERAL

R805-1.1 All habitable rooms, hallways and other frequently entered spaces shall be provided with electrical

fixtures or outlets sufficient for proper illumination and appliance usage.

- R805-1.2 Existing electrical systems shall be maintained in a safe condition and shall not be added to or extended without prior approval of the City Electrical Inspector.
- R805-1.3 All new wiring, additions, extensions or electrical repairs shall be performed in accordance with Chapter 9 of the Uniform Statewide Building Code.
- R805-1.4 No over-current protective devices shall exceed the limitations prescribed in the Uniform Statewide Building Code, and no over-current protection device shall be tampered with or altered so as to make it inoperative.
- R805-1.5 Existing electrical facilities shall meet no less than the following minimum requirements:
- a. Two duplex outlets per room on separate walls or one duplex outlet for every 20 feet of wall perimeter, whichever is greater.
 - b. Control switch for each light fixture shall be on wall at room entrance, except for small storage areas.
 - c. Wall switch to bathroom light fixture shall be or have been installed in accordance with the Uniform Statewide Building Codes.

